



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, FEBRUARY 23, 2016– 6:30 PM  
DESERT BREEZE COMMUNITY CENTER  
8275 SPRING MOUNTAIN ROAD  
LAS VEGAS, NV 89117

Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

If you need to contact a Board member, please call 455-8338.

#### BOARD MEMBERS

John Catlett **Present**  
Dee Gatliff, Vice Chair **Present**  
John Getter, Chair **Excused**  
Darby Johnson, Jr. **Excused**  
Angie Heath Younce **Present**  
Mike Shannon, Town Liaison (702) 455-8338 **Present**  
Diana Morton, Secretary (702) 254-8413 **Present**

#### POSTING LOCATIONS

Desert Breeze Community Center-8275 W. Spring Mtn.  
Helen Meyer Community Center-4525 New Forest Dr.  
Spring Valley Library – 4280 S. Jones  
West Flamingo Senior Center -6255 W. Flamingo

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. PROCEDURES/CONDUCT
  - A. Conformance with the Nevada Open Meeting Law
  - B. Meeting Guidelines
  - C. Approval of Agenda Posted, Including Any Deletions or Corrections **Approved 3-0**
  - D. Approval of Minutes of February 9, 2016 **Approved 3-0**
- IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **None**
- V. TOWN BOARD INPUT **None**
- VI. GENERAL BUSINESS
  - A. Liaison/County Staff Business **Informed Board members and citizens in attendance that applications for Neighborhood College are available.**

## VII. PLANNING & ZONING

03/15/16 PC

1. **UC-0040-16 – SCOTT, SCOTT, CONNER, & FITZHUGH:**  
**USE PERMIT** to allow a vehicle (automobile) wash facility in a C-1 (Local Business) Zone.  
**DESIGN REVIEW** for a proposed vehicle (automobile) wash facility on 1.0 acre in a C-1 (Local Business) Zone. Generally located on the west side of Buffalo Drive, 200 feet south of Viking Road within Spring Valley. SB/dg/ml (For possible action) **PC 3/15/16**  
**Approved subject to staff conditions. Vote 3-0**
2. **UC-0048-16 – PATCHIN PICTURES, LLC:**  
**USE PERMITS** for the following: **1)** temporary outdoor commercial sales; **2)** allow 2 events in a calendar month; and **3)** allow temporary structures (tents) in conjunction with an existing business (photographic and picture sales) increase the number on 0.8 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Jones Boulevard, 250 feet south of Palmyra Avenue within Spring Valley. SB/mk/ml (For possible action) **PC 3/15/16**  
**Denied. Vote 3-0**
3. **VS-0056-16 – BELTWAY DEWEY, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Lone Mesa Drive and Jerry Tarkanian Way and between Hacienda Avenue and Diablo Drive within Spring Valley (description on file). SB/tk/ml (For possible action) **PC 3/15/16**  
**Approved subject to staff conditions. Vote 3-0**
4. **VS-0058-16 – KB HOME LV CHANDLER PARK, LLC:**  
**VACATE AND ABANDON** portions of rights-of-way being Jerry Tarkanian Way located between Patrick Lane and Sobb Avenue and Sobb Avenue located between Jerry Tarkanian Way and Fort Apache Road within Spring Valley (description on file). SB/al/ml (For possible action) **PC 3/15/16**  
**Approved subject to staff conditions. Vote 3-0**
5. **WS-0035-16 – NEW RAINBOW, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEWS** for the following: **1)** equipment shelter with canopy; and **2)** CMU wall in conjunction with an approved communication tower facility on a portion of 1.3 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southwest corner of Wagon Trail Avenue (alignment) and Montessori Street within Spring Valley. SS/mk/ml (For possible action) **PC 3/15/16**  
**Approved the waiver of development standards, approved design review #1, approved design review #2 with 38 feet of screen wall set five feet back with 8 foot retainer wall. Vote 3-0**

03/16/16 BCC

6. **TM-0013-16 - LH VENTURES, LLC:**  
**TENTATIVE MAP** consisting of 148 single family residential lots and common lots on 15.9 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Badura Avenue and the west side of Myers Street within Spring Valley. SS/pb/ml (For possible action) **BCC 3/16/16**  
**Motion to approve subject to staff conditions. Vote 2-1 A. Heath Younce voted against motion.**

7. **UC-0067-16 – VESICA ALLIANCE, LTD:**  
**USE PERMIT** to increase building height for a commercial center.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased lot coverage; and **2)** alternative landscaping.  
**WAIVERS OF CONDITIONS** of zone change (ZC-1333-02) requiring the following: **1)** design review on the northerly restaurant site, and design review as a public hearing on the restaurant site located adjacent to Sunset Road; **2)** provide a 15 foot wide landscape buffer along Sunset Road with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area; **3)** all sides of buildings to be finished to be consistent with the front of buildings; **4)** trash enclosure to be stucco to match buildings; **5)** provide cross access, ingress/egress and parking agreements; and **6)** no required parking behind buildings.  
**DESIGN REVIEW** for a commercial center with offices, restaurants, and retail uses on 4.1 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay District. Generally located on the northeast corner of Sunset Road and Riley Street within Spring Valley. SB/al/ml (For possible action) **BCC 3/16/16**  
**Approved subject to staff conditions. Vote 3-0**
8. **VS-0064-16 - LH VENTURES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Badura Avenue and Arby Avenue and between Myers Street and Cimarron Road, and a portion of right-of-way being Badura Avenue located between Myers Street and Cimarron Road within Spring Valley (description on file). SS/pb/ml (For possible action) **BCC 3/16/16**  
**Motion to approve subject to staff conditions. Vote 2-1 A. Heath Younce voted against motion.**
9. **VS-0068-16 – VESICA ALLIANCE, LTD:**  
**VACATE AND ABANDON** portions of a right-of-way being Sunset Road located between Riley Street and Durango Drive within Spring Valley (description on file). SB/al/ml (For possible action) **BCC 3/16/16**  
**Approved subject to staff conditions. Vote 3-0**
10. **WS-0069-16 – NEVADA AUTO REAL ESTATE INVESTMENTS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the area of an animated sign (electronic message unit).  
**DESIGN REVIEW** for modifications to an approved comprehensive sign package for an approved automobile dealership on 14.1 acres in a C-2 (General Commercial) Zone and an M-D (Designed Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Rafael Rivera Way and the west side of Warbonnet Way within Spring Valley. SS/jt/ml (For possible action) **BCC 3/16/16**  
**Approved subject to staff conditions. Vote 3-0**
11. **ZC-0063-16 – LH VENTURES, LLC:**  
**ZONE CHANGE** to reclassify 15.9 acres from R-2 (Medium Density Residential) Zone and M-D (Designed Manufacturing) Zone to R-3 (Multiple Family Residential) Zone in the CMA Design and MUD-3 Overlay Districts.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEW** for a proposed single family residential development. Generally located on the south side of Badura Avenue and the west side of Myers Street within Spring Valley (description on file). SS/pb/ml (For possible action) **BCC 3/16/16**  
**Motion to approve subject to staff conditions. Vote 2-1 A. Heath Younce voted against motion.**

- VIII. COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **None**
- IX. Set next meeting date – **Tuesday, March 8, 2016 – 6:30 PM**
- X. Adjournment – **7:45 PM**

**COMMISSIONERS**

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair  
SUSAN BRAGER – MARILYN KIRKPATRICK – LAWRENCE WEEKLY - CHRIS GIUNCHIGLIANI - MARY BETH SCOW  
DON BURNETTE, County Manager  
Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road